



**THE REAL ESTATE COUNCIL OF AUSTIN, INC.
BOARD OF DIRECTORS RESOLUTION
IN SUPPORT OF
COMMERCIAL DESIGN STANDARDS**

WHEREAS, Council Member Brewster McCracken formed a task force in February 2004 to develop site and building standards for large-retail developments city-wide; and

WHEREAS, in forming the task force, Council Member Brewster McCracken called for a higher standard of design for retail development, highlighted what he believed was the increasingly urban nature of the central core of Austin and sought to discourage national retailers from using prototypical buildings; and

WHEREAS, the Austin City Council approved a resolution on February 26, 2004 directing the City Manager to develop design standards for commercial and retail developments and to identify appropriate corridors for design character focus and potential code amendments; and

WHEREAS, Council Member McCracken convened a task force consisting of architects, developers, neighborhood activists, members of the Planning and Zoning Commission, and other persons directly and indirectly involved in the process of developing commercial property, including RECA Directors and members, which task force assisted in the preparation of a draft policy document outlining proposed code amendments and a point system to obtain site plan and building permits; and

WHEREAS, the Austin City Council approved the final Commercial Design Standards policy document on November 17, 2005 which incorporated many comments and suggestions from RECA members and thereafter engaged Clarion Associates of Denver, Colorado to codify the policy document; and

WHEREAS, the task force continued to work through August 9, 2006 with Clarion Associates and City of Austin staff members in their efforts to modify the Code in a manner which is consistent with the November 17, 2005 policy document.

NOW, THEREFORE, BE IT RESOLVED that The Real Estate Council of Austin, Inc. is appreciative of the inclusion of its members and Directors in the task force convened to provide guidance on this ordinance; and

BE IT RESOLVED that The Real Estate Council of Austin, Inc. recognizes that each task force member has portions of the ordinance that they would have written in a different manner, but that compromise is essential in a process of this nature, and that the resulting ordinance is on the whole a positive improvement in the rules governing development of commercial and mixed-use property; and

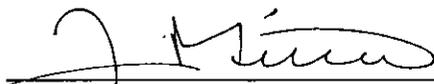
BE IT RESOLVED that The Real Estate Council of Austin, Inc. recognizes that certain drafting changes remain to be made in the ordinance which was adopted on first reading by The City Council of Austin on August 9, 2006, but The Real Estate Council of Austin, Inc. believes that such changes will be made as part of the ongoing process of advice and consent conferred on the task force; and

BE IT FURTHER RESOLVED that The Real Estate Council of Austin, Inc. recognizes that, notwithstanding the positive improvements made by this ordinance, the sweeping nature of the changes represented by this ordinance will, nevertheless, cause considerable disruption in conventional patterns of city approvals and commercial development; and

BE IT FURTHER RESOLVED that The Real Estate Council of Austin, Inc. suggests that, in light of the significant changes resulting from this ordinance, due care be given to smooth the transition to this ordinance in the following manner: (i) a special staff review team be created to meet at least weekly to review applications and address ongoing issues regarding the implementation of the ordinance during the 135-day waiting period, (ii) that Clarion be retained for the 135-day waiting period to review newly approved site plans in parallel with the new ordinance and provide comments and identify opportunities for improvements to the ordinance, (iii) that 90 days after City Council action on 3rd reading that staff report the results of Clarion's review back to the Council for consideration of any changes to the ordinance, and (iv) after six months following implementation and then after one year following implementation, City Council direct the City Manager to recommend modifications to the ordinance.

BE IT FURTHER RESOLVED that The Real Estate Council of Austin, Inc. supports passage on second and third reading of the Commercial Design Standards ordinance.

Adopted on this 16 day of August, 2006 by The Real Estate Council of Austin, Inc.



Terry Mitchell
President, Board of Directors
The Real Estate Council of Austin, Inc.